



GARLAND

MINUTES

The City Council of the City of Garland convened in special session at 8:30 AM on January 10, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember BJ Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Mike Betz, Interim City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Matthew Watson, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Becky King, Managing Director-Neighborhood Vitality
Jennifer Stubbs, City Secretary
Letecia McNatt, Assistant to the City Manager
D'Lee Williams, Managing Director-Parks & Recreation
Karen Archibald, Library Director
Mark Ellender, Parks Planning Administrator
Bill Wilson, Facilities Management Director
Justin John, Facilities Management Administrator
Chris Hoofnagle, Landfill Director
Michael Buchler, Capital Project Management Director
Uriel Villalpando, Sanitation Director
Os Rodriguez, Sanitation Operations Services Administrator
Andrew Larkin, Water Utilities Financial Director
Darrell Cline, GP&L General Manager

PUBLIC COMMENTS ON SPECIAL WORK SESSION ITEMS

Members of the audience may address the City Council on any Work Session item at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Work Session agenda only. Items on a Regular Meeting agenda should be addressed at the respective Regular Meeting. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

There was no one who wished to speak under public comments.

AGENDA:

1. Update on the City's Financial Outlook

Presenter: Mike Betz, Interim City Manager, Matthew Watson, Assistant City Manager, Allyson Bell Steadman, Chief Financial Officer

Mr. Betz provided opening comments to the Council. Ms. Steadman provided a presentation on the City's Financial Outlook, including trends in property and sales tax revenues, budget constraints under Senate Bill 2, and rising operating costs. She stated that property tax growth has slowed, sales tax revenues have leveled off, and Garland's revenue capacity remains lower than peer cities due to its housing stock and tax base. Ms. Steadman mentioned that declining O&M tax capacity has limited the City's ability to fully staff and operate facilities built through the 2019 bond program. A potential O&M tax rate election in November 2026 and related financial strategies will be discussed further during the upcoming budget process. She answered questions of the Council.

2. Presentation of Garland Housing Strategic Plan-This item will be held in the Austin State Room adjacent to the Work Session Room at City Hall.

Presenter: Andy Hesser, Assistant City Manager, Becky King, Managing Director-Office of Neighborhood Vitality

Staff and representatives from CZB Consulting presented an update on the Garland Housing Strategic Plan and facilitated a workshop with City Council. The consultants reviewed key findings from the housing study, noting that Garland's housing stock is predominantly older, smaller single-family homes, which contributes to lower market competitiveness, affordability challenges, and long-term fiscal impacts. Council discussed the importance of focusing resources geographically rather than spreading them too thin, building on existing strengths, and prioritizing areas where public investment can leverage private reinvestment.

Councilmember Bass left the dais at 9:55 a.m. and returned at 10:00 a.m. Mayor Hedrick announced that the Council would take a short break at 10:01 a.m. Mayor Hedrick reconvened the meeting at 10:14 a.m. Council broke out into a discussion on Council priorities in the Austin State Room at 10:14 a.m. During this discussion led by consultants from CZB, the Council also broke out into breakout exercises and focus groups to discuss how to prioritize housing.

Mayor Hedrick announced that the Council would take a short break at 11:13 a.m. Mayor Hedrick reconvened the meeting at 11:19 a.m. Discussion followed. Mayor Hedrick announced that the Council would take a short break at 12:01 p.m. Mayor Hedrick reconvened the meeting at 12:13 p.m.

Mayor Hedrick announced that the Council would take a short break and reconvene in the Work Session Room at 1:09 p.m. Mayor Hedrick reconvened the meeting in the Work Session Room at 1:15 p.m.

3. Overview of the 2026 Proposed CIP

Presenter: Mike Betz, Interim City Manager, Allyson Bell Steadman, Chief Financial Officer

Ms. Steadman presented an overview of the proposed Capital Improvement Program, outlining the goals, structure, funding sources, and major components. Key goals include implementing the voter-approved 2025 Bond Program, completing projects from the 2004 and 2019 bond programs, addressing facility and infrastructure maintenance needs, and preserving debt capacity for future priorities.

The proposed five-year CIP totals \$644.5 million, making it the largest CIP in the City's history. Of this amount, 47% is tax-supported and 53% is utility-supported. The increase reflects incorporation of the 2025 Bond

Program and completion of major 2019 bond projects. The plan does not require a property tax rate increase but considers a future shift between debt service and O&M rates. She answered questions from Council.

4. Staff Presentations on the 2026 Proposed CIP

- A. Parks and Recreation CIP – D’Lee Williams*
- B. Library CIP – Karen Archibald and Michael Buchler*
- C. Facilities Management CIP – Bill Wilson*
- D. Landfill CIP – Chris Hoofnagle and Michael Buchler*
- E. Sanitation CIP – Uriel Villalpando and Os Rodriguez*
- F. Water and Wastewater CIP – Mike Brinkmann*
- G. Garland Power & Light CIP – Darrell Cline*

Staff provided department presentations and requests and remained available to answer questions from Council. Mayor Hedrick announced that the Council would take a short break at 2:59 p.m. Mayor Hedrick reconvened the meeting at 3:10 p.m.

5. Council Discussion and Questions regarding the 2026 Proposed CIP

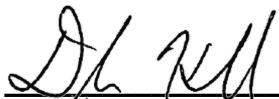
Ms. Steadman provided closing comments and remained available to answer questions from Council.

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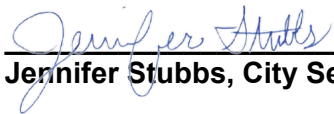
All Work Sessions of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Tuesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CDs are \$1 each and DVDs are \$3 each).

Mayor Hedrick adjourned the meeting at 4:03 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

